



Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-2-2013 / Rare Oberlin Investments Medical Office Building

General Location: This site is located in the southwest quadrant of the intersection of Oberlin Road and Van Dyke Avenue.

CAC: Wade

Request: Development of a .31 acre tract and a .22 acre tract zoned OX-3 UL into a medical office building with associated parking.

Design Adjustment: A Design adjustment has been approved by the Public Works director for the streetscape on Van Dyke Avenue in accordance with 8.5.1.G. A residential streetscape is proposed to fit in with the existing context of Van Dyke Avenue.

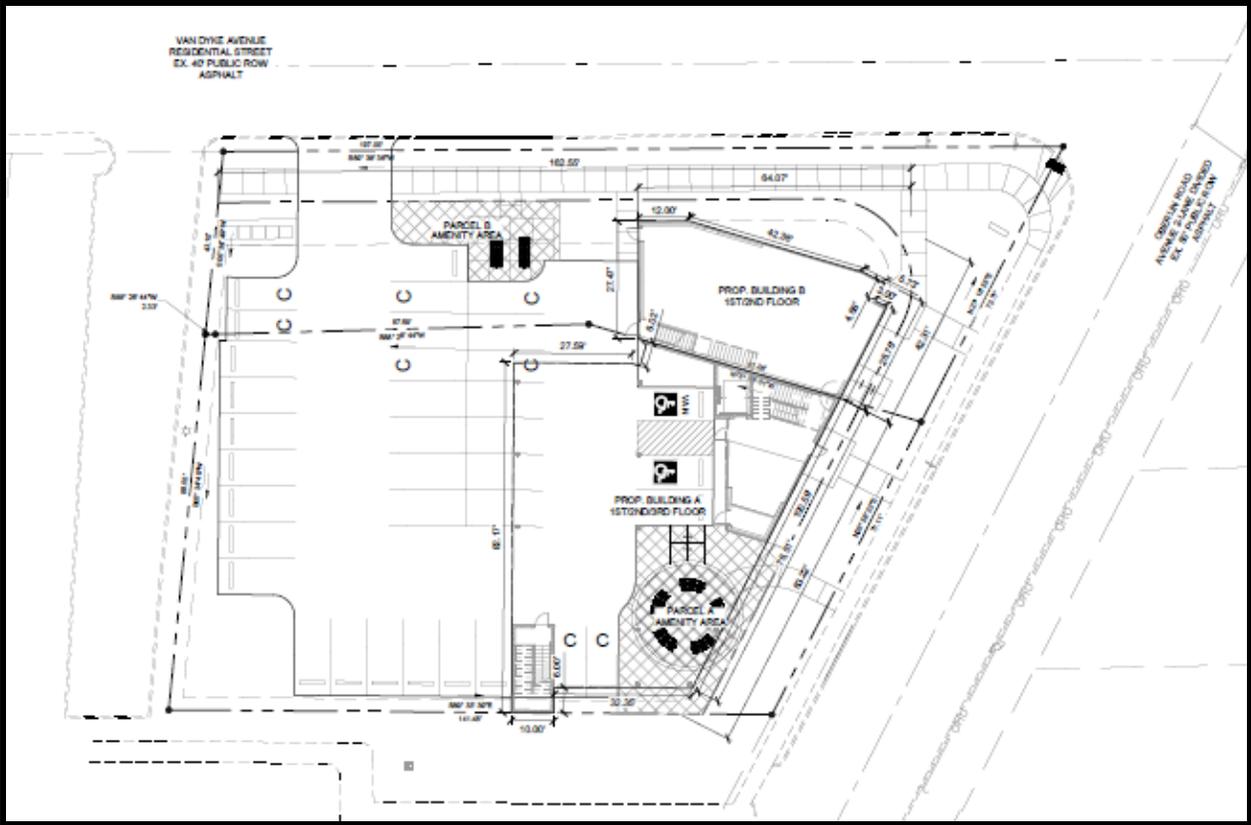
Administrative Alternate: N/A

Contact: David Gastel

Cross-Reference: Z-25-13



Location Map



Site Plan

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to the issuance of any site permits, infrastructure or concurrent review process:

1. That in accordance with Part 10A Section 9.4.4, a surety for soil erosion, equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a demolition permit be issued for the existing building on 817 Oberlin Road;

Prior to issuance of building permits:

3. That cross-access agreements between the two subject parcels (Tracts 1 and 2, DB 15477 PG 609), be recorded in the Wake County Registry and a copy be provided to the Planning Department prior to building permit issuance;
4. That a fee-in-lieu of construction is required for 10 feet of sidewalk along the Oberlin Road Rd frontage that is required for the designated urban "Mixed use" streetscape.
5. That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Van Dyke Avenue and Oberlin road is to be paid to the Public Works Department in accordance with code section 8:1.3 of the UDO;
6. That ½ of the required right of way for both Oberlin Road and Van Dyke Avenue is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
7. That a street tree permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
8. That all conditions of Z-25-13 are complied with;

Prior to issuance of building occupancy permit:

9. That public improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department;
 10. That off-site utility improvements must be completed, inspected and accepted by the City Public Utilities Department;
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bowers (Cibola) Date: 7-8-14

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 2/7/2014, submitted by Land Design, Inc.
